

Town of Tyringham

Planning Board Meeting

7:00 PM October 5, 2016

Town Hall, Tyringham, MA 01264

Approved Minutes

In Attendance: Christina Alsop, Peter Salinetti, April Roche, Mark Curtin, Rebecca Honig

Public Present: Ellen Slater Gonnello, Chas Gonnello

Minutes of 9/21/16 were approved.

ANRs, Curtesy Notices, Mail:

Great Barrington-Notice of Special Permit granted for 624 South Egremont Rd for building a fence. Notice of Special Permit granted to 16 South St for building an 8 unit dwelling.

Lee – Notice of Planning Board Public Hearing 10/17/16 @ 6:15pm, Pittsfield Cellular application to add equipment at 1085 Pleasant St.

Tyringham Building Permits- 1 Sodom Rd, residing and rebuilding chimney. 16 Church St, reroofing porch. 4 Stonebridge Way, roof overhang and deck.

New Business: None

Old Business: Tonight's meeting focused on writing content of bylaw for ADU's and tiny houses. April provided draft for review containing language discussed at last meeting, as well as language from model bylaw and Nantucket's definition of Tiny House.

The board discussed whether or not to separate the Tiny House and ADU clauses or include them as one bylaw. Discussed the issue of wanting to allow for someone to build a stand-alone Tiny House on a property as primary dwelling, not just as an ADU. Christina reviewed bylaws for possible sections to place it. Christina suggests Section 5.5 as a possibility. Mark will consult with Larry Gould around any building code implications that might guide us toward keeping them together in one bylaw or separating them.

Reviewed the purpose section of the bylaw and discussed varying opinions on what should be included in this section. Discussed pros and cons of keeping language suggested in the model bylaw. The board had varying opinions and agreed to re-visit this section at the next meeting.

The board discussed the maximum square footage allowance, debating the limit at 900 square feet. The discussion centered on defining “livable space”. There was discussion regarding basements and whether they should be counted in square footage if they were not “finished” as living space but rather served only as storage space and for housing equipment needed for the home (i.e. furnace, water heater). One member expressed concern about potential for home owners to not finish the basement upon construction and then later finish the basement without proper permits, thus expanding the livable square footage beyond 900 square feet and not operating in the spirit of the bylaw. Others expressed concern that if basements are counted as part of square footage regardless of being finished or not, then this would only allow for 450 square feet of living space for people who did not finish their basements. One member suggested exploring a total footprint requirement if there was concern about the footprint of the ADU being too large at 900 square feet. One member suggested looking further into the model bylaw definition that does not include exterior housing of equipment into the square footage. Overall, the group agreed that this topic requires more thought and would be explored at the next meeting.

Meeting Adjourned at 8:45pm.

Our next meeting will be October 19, 2016

Respectfully submitted, April Slater Roche